ಬೆಂಗಳೂರು ಮೆಟ್ರೋ ರೈಲ್ ನಿಗಮ ನಿಯಮಿತ
(ಸಹಭಾಗಿತ್ವದ – ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಹಾಗೂ ಕೇಂದ್ರ ಸರ್ಕಾರ ಉದ್ಯಮ)
ನೊಂದಾಯಿತ ಕಚೇರಿ : ಬಿ.ಎಂ.ಟಿ.ಸಿ. ಕಾಂಪ್ಲೆಕ್ಸ್, 3ನೇ ಮಹಡಿ, ಕೆಂಗಲ್ ಹನುಮಂತಯ್ಯ ರಸ್ತೆ, ಶಾಂತಿನಗರ
ಬೆಂಗಳೂರು – 560 027, ಭಾರತ

Bangalore Metro Rail Corporation Ltd.
(A Joint Venture of Government of Karnataka & Government of India)
Regd. Office : B.M.T.C. Complex, 3rd Floor, K.H. Road, Shanthinagar,
Bangalore - 560 027. INDIA

BMRCL/A(PD)/RO-19/2026-27/C-49904 **Date**: 19/08/2026

BMRCL's RESPONSE TO PRE-BID QUERIES

SELECTION OF LICENSEE FOR RETAIL OUTLETS AT PATTANDURU AGRAHARA, INDIRANAGAR, HALASURU, MAJESTIC, MAGADI ROAD, PATTANAGERE, CHICKPETE, KR MARKET, BANASHANKARI, JP NAGARA, DODDAKALLASANDRA, AND JAYADEVA METRO STATION OF BMRCL

BMRCL RFP No.: BMRCL/A(PD)/RO-19/2026-27 Dtd.: 20/07/2026

KPPP Ref. No.: BMRCL/2026-27/SE0059

Sl. No.	Query	BMRCL's Response
1	Since the proposed outlet is primarily a Juice Shop we require permission to also serve complementary food items such as snacks & beverages along with juices.	Snacks & Beverages are NOT permitted. The location identified for Juice Shop shall ~~invariably~~ sell only fruit, vegetables juices, smoothies, milkshakes, similar beverages. They are also permitted to sell cut fruits as per Tender clause 2.6.13.
2	Additional storage space we require an additional 3 feet space adjacent to the allotted area for storing raw material, required for running the outlet.	Not permitted. Please refer Tender Clause 2.5.3 (b) of Section-2.
3	Fit-out power: Power & water connections during fitout period is provided by BMRCL or should the brand obtain on its own.?	BMRCL will not provide electricity for fitouts, the Selected Bidder should make their own arrangements.
4	Term Extension: If the investment justification is provided can the term be extended?	Tender conditions prevail.
5	Security Deposit: If the security deposit to be paid is including GST or without GST? Because, the SD paid	Security Deposit payable by the Successful Bidder will be the License Fee

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CIN No. : U16286KA1994GOI016286

Sl. No.	Query	BMRCL's Response
	is for the highest bid and the highest bid is inclusive of GST need this clarification	including applicable GST equivalent to 9 months' License Fee.
6	Lock-in: If the lock-in can be reduced, as we will have internal policies being a private firm.	Tender conditions prevail.
7	Sanitary feasibility for staff? How should that be managed if the location is only 300 Sq. ft.?	Retail Outlet staffs can utilise rest rooms available at Metro Station.
8	ಚಿಕ್ಕಪೇಟೆ ಮೆಟ್ರೋ ಆವರಣದಲ್ಲಿ ಪ್ರೆಶ್ ಜ್ಯೂಸ್ ಟೆಂಡರ್ ಕರೆದಿದ್ದಾರ ನಾವು ಟೆಂಡರ್ ಭಾಗವಹಿಸಿದರೆ, ಬೇರೆ ಪುಡ್ ನಡೆಸುವುದಕ್ಕೆ ಅನುಮತಿ ಕೊಡಬೇಕೆಂದು ಕೇಳಿಕೊಳ್ಳುತ್ತೇನೆ. ಇದರ ಬಗ್ಗೆ ನನಗೆ ಮಾಹಿತಿ ಕೊಡಬೇಕೆಂದು ವಿನಂತಿ. ಪ್ರೆಶ್ ಜ್ಯೂಸ್, ಹೋಟೆಲ್ ಪುಡ್, ಚಾಟ್ಸ್ ಕೊಡಬೇಕೆಂದು ಕೇಳಿಕೊಳ್ಳುತ್ತೇನೆ.	ಜ್ಯೂಸ್ ಮಳಿಗೆಯಲ್ಲಿ ಹೋಟೆಲ್ ಪುಡ್, ಚಾಟ್ಸ್ ಅಥವಾ ಬೇರೆ ಯಾವುದೇ ವ್ಯಾಪಾರ ಮಾಡಲು ಅನುಮತಿ ಇಲ್ಲ.
9	Request you to kindly consider including the Quick Service Restaurant (QSR) and High Street Pastry & Café business categories for RO/KGWA/GL/3 at Majestic Metro Station.	Not agreed, Tender conditions prevail. The permissible business category is Bakery & Snacks **or** Travel Agency **or** Pharmacy. The bidder can chose any one of the permitted category.
10	Is turnover Certificate required for individual.	Turnover Certificate not required for participating in the Tender. However, all Bidders must submit **Net Worth Certificate** issued by Statutory Auditor / Chartered Accountant.
11	Once we open the pharmacy in the metro station can we conducted free medical Health Checkups in that space or corresponding space.	Medical Health Checkup or free medical checkup or such programs is **strictly not permitted for Pharmacy category**. Hence, tender conditions prevail.
12	Once we submitted the bid after that in case we need to withdraw the bid, the EMD amount will be refunded? And how much time it will take.	Bids once submitted in KPP Portal, it is not possible to withdraw the same. However, if the Bidder withdraws after opening of the Bids, i.e., during the Bid validity period his EMD will be forfeited as per Tender clause 2.13.7 (b)
13	Please increase the maximum height from 10 ft to 13 ft it's impossible to run the business in 10ft.	Not permitted. Tender condition prevails.

Sl. No.	Query	BMRCL's Response
14	Increase the fit out from 60 days to 90 days.	Tender conditions prevail.
15	Height limit can it be increased? For water storage 10 feet not enough.	No, the Licensee can install rectangular water tanks on the roof. If such installation affects station aesthetics, then BMRCL will suggest suitable cladding.
16	Can we get free parking for 02 bikes for the outlet staffs.	No.
17	Want to open Nandini café at Jayadeva Station in 360 Sqft. Can I get permission for this Nandini café from BMRCL? Nandini café includes, Coffee, Tea, snacks and Ice creams.	Yes, permitted.
18	Shall Coffee & Tea will be allowed in QSR, Bakery & Snacks, High street pastry . we want Tea & Coffee must.	Yes, permitted.
19	Does Food court type business will be allowed at SV Station RO/SVRD/GL/2 location?	Food Court can be considered if the seating is within the allotted space. If seating spaces is required and subject to availability, BMRCL may permit on payment of prorate license fee.
20	Security Deposit can be considered for 6 months.	Tender conditions prevail.
21	Sanitary/Waste water feasible is very important & sanitary point charges should be given by Metro.	Sanitary / Waste water Feasibility is specified for each location at Table-1 (Pg. No. 21 – 24) of Tender Document. Based on the feasibility and on approval of BMRCL, the Licensee has to connect sanitary line at his own cost. Refer Tender Clause 6.4 of Section-4.
22	Can a Bidder participate in both categories like QSR as well as coffee shop.	(a) A Bidder can participate for multiple locations provided he shall pay EMDs for multiple locations and shall have Financial Capacity i.e., cumulative Net Worth prescribed for each location. Please refer Tender clause 2.9.1 of Section-2. (b) For a particular location, the Bidder has to participate for only one business category. Please refer clause 2.3.2 & 2.3.3 of Section-2 of Tender Document.
23	While bidding the entered amount should be including GST or excluding GST.	Financial quote includes GST@18%. The Licensee shall indicate GST break-up of Financial Quote in KPP Portal.

Sl. No.	Query	BMRCL's Response
	Should bid be quoted in Sq. mtrs or Sqft.	Financial quote should be a lumpsum value in Rupees.
24	Can we sell small bites or snacks under Coffee / Tea shop category.	Please refer Tender clause 2.6.2 of Section-2. *"For Category - Coffee / Tea Shop: The Licensee shall be permitted to operate a Coffee/Tea shop and offer tea, coffee, and other non-alcoholic hot and cold beverages, along with light snacks and bakery items, as approved by BMRCL. The Licensee shall comply with all applicable food safety regulations as per Tender clause 7.3 (a) (i) & (xx), and 7.3 (b) (i) & (ii), The outlet shall maintain high standards of hygiene, cleanliness, and well-organized, and customer-friendly environment at all times".*
25	Will be any particular pass allocated for vehicles for loading & unloading of materials as we supply to stores on every alternate days.	No
26	At majestic RO/KGWA/GL/4 if apparel and footwear doesn't make profitable business or no bidders for this location, will it be permitted to set up similar business category i.e., bakery & snacks.	a. If a Licensee doesn't make profitable business out of the selected business category, BMRCL at it's discretion may permit to change business category as per Tender clause 2.6 of Section-2. b. In case no bids received for particular location, BMRCL will re-notify & invite fresh bids.
27	Tender eligibility criteria like minimum net worth, would be really difficult criteria for freshers to enter into the business, especially for young & ambitious students/fresh graduates who want to peruse their passion in sales & deserves & take up life responsibilities.	Tender conditions prevail. In this Tender, people with some Net Worth is contemplated. Freshers are not considered for this round of Bid.
28	CAM charges per Sq. Ft. rationale?	Please refer to clause 6.3.1 of Section-6 of Tender Document.
29	When it comes to E-commerce/logistics, parking of decent size (40% of carpet area), water facility (or) water tank very important to have these to pay extra charge.	At SV Road Metro Station, a space measuring 28' x 30' can be provided which can accommodate 20-25 two-wheelers for e-commerce / e-logistics business. Water and Sanitary connections can be provided against utility charges, please

Sl. No.	Query	BMRCL's Response
		refer Tender clause 6.4 of Section-6 of Tender Document.
30	Term should be extended if the investment justification is given to support 'Business ROI'.	Tender conditions prevail.
31	In Jayadeva: It is mentioned as Coffee/Tea shop but I need to add juice also in this 360 sq. ft. shop. (i). Can we have opening to the outlet on 3 sides. (ii). Can I sell Sugar cane juice under Coffee/Tea Category. (iii). Compulsory required GST, because it is my first business. If required I will apply & submit, I needed a clarification. (iv). Height measured from the surface of road or from starting point of the shop. (v). Minimum & Maximum period of the agreement of the shop. (vi). Any parking available for the shop. (vii). Can we resell the shop, if business is not good.	Not permitted. Please refer Tender clause 2.6.2 of Section-2. (i) May be permitted on BMRCL's approval. (ii) Not permitted. Please refer Tender clause 2.6.2 of Section-2. (iii) GST Certificate is not mandatory during Tender participation. However, the Licensee may obtain the GST registration as an when applicable. (iv) From location's surface. (v) Please refer Tender clause 7.1 of Section-7. (vi) No. (vii) No.

Note:

(1) **BMRCL's response to bid queries will be an integral part of the Tender Document, hence all the Bidders are requested to take note of the same before submitting their bids.**

(2) Last date and time for Tender Submission through KPP Portal is **25/08/2026 before 17:00 hrs**.

Sd/-
Director (Finance)
Bangalore Metro Rail Corporation Limited